



CITY OF WILLIAMSBURG

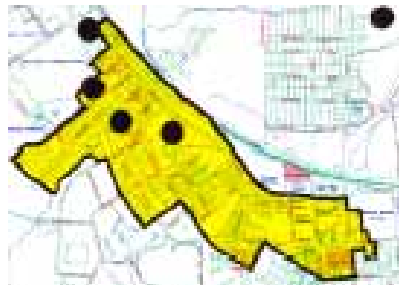
MEMORANDUM

TO: Planning Commission

DATE: September 3, 2004

SUBJECT: RICHMOND ROAD NEIGHBORHOOD FOCUS AREA PUBLIC FORUM

This memo is an outline of a possible structure for the Richmond Road Neighborhood Focus Area forum. If this format is acceptable, it will be used to develop a similar outline for the public forums for the Jamestown Road Neighborhood Focus Area, Center City Area, and Commercial Corridors.



GOAL OF THE FORUM

Present the major planning issues to residents of the neighborhood so that they can comment on them before the Planning Commission's recommendations are finalized.

MEETING FORMAT (Community Building)

1. Welcome – Jesse Young, Chairman
2. Presentation of Major Issues – Reed Nester, Planning Director
3. Discuss Major Issues - separate into three discussion groups, facilitated by two Planning Commission members for each group, staff will be note takers
4. Reconvene and hear reports on the Major Issues from each discussion group
5. Adjourn

DRAFT COMPREHENSIVE PLAN GOALS THAT APPLY TO THIS AREA

Character.

Protect and enhance Williamsburg's unique character - the historic area, college, urban environment and open spaces.

Economy.

Increase employment opportunities, income, business success, and City revenues by supporting and promoting the City's tourism base while exploring other development and redevelopment opportunities.

Neighborhoods and Housing. *Protect and enhance the quality of the City's residential neighborhoods by maintaining and providing decent, safe and sanitary housing for all City residents.*

Transportation.

Provide a balanced transportation system that is compatible with the future land use plan, with balanced facilities for pedestrians, bicyclists and motorists, and which promotes the expanded use of transit and rail.

MAJOR ISSUES

Residential Uses

1. Review existing land use and regulations
2. Discuss the “three-person rule”
 - Possibilities
 - Keep the three-person rule
 - Revise to allow up to four unrelated persons per household
 - Allow more than three (or four) persons when certain specified conditions are met – large lot, off-street parking provided, size of dwelling unit, etc.
3. Discuss areas for possible density changes
 - West Williamsburg
 - Casey property
 - Southern Inn property

Room Rentals to Visitors (Bed & Breakfast)

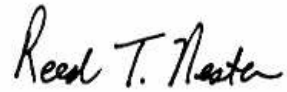
1. Review existing regulations and B&B locations
2. Discuss areas for possible changes
 - Elimination of quota system (Richmond Road now limited to 10 B&Bs)
 - Show properties that could be eligible for B&B use
 - Allowing B&B use on streets between Richmond Road and Lafayette Street (Virginia Avenue, Harrison Avenue, Nelson Avenue, Randolph Street)
 - Show properties that could be eligible for B&B use
 - Allowing more than four bedrooms to be rented
 - Criteria for determining when additional rooms could be rented
 - Show properties that could be eligible for additional room rentals

Commercial Uses along Richmond Road

1. Review existing land use and zoning regulations
2. Discuss areas for possible changes
 - Both sides of Richmond Road from Brooks Street to Williamsburg Shopping Center area
 - Consolidate B-3 and LBR Districts into a single mixed use district, similar in intent to the LB-1 Limited Business Downtown
 - Consider McLaughlin report findings in determining possible land uses
 - Richmond Road between College Delly and Williamsburg Baptist Church
 - Consider changes to encourage more business uses adjacent to the College

Transportation Improvements

1. Richmond Road improvements
2. Sidewalk improvements

A handwritten signature in black ink that reads "Reed T. Nester". The signature is written in a cursive, flowing style.

Reed T. Nester, AICP
Planning Director